

**City of Houston
Department of Planning & Development
Tax Increment Reinvestment Zones (TIRZs) Status
October 2002**

Date Prepared: November 18, 2002

TIRZ No.	TIRZ Name	TIRZ Creation		Life of TIRZ (Yrs.)	Appraised Base Year Value	Estimated Base Value after Life of TIRZ	County's Tax Rate Participation	ISD's Tax Rate Participation	Portion of ISD Tax Rate To Zone (inc. housing set aside)	ISD's Set-Aside for Educational Facilities	Tax Year 2002 Taxable Value	Tax Year 2001 Increment	Cumulative Total Tax Increment (thru Tx Yr 2001)	Cumulative 1/3 Set-Aside for Affordable Housing	Projected Revenues for Educational Facilities	Total Projected all Developers' Investments in TIRZ	Projected Developers' Reimbursements
		Approved by Council	Base Year														
1	Lamar Terrace / St. George Place					\$120,000,000							\$3,715,132	\$ 1,009,776 (8)	\$18,771,100	N/A	\$2,507,699
	a. Original Zone (East)	12/12/90	1991	40	\$8,154,050		\$0.38393	\$1.58000 (7)	\$0.93290	\$0.64710	\$66,251,347	\$328,850					
	b. Annexed Zone (West)	12/22/92	1993		\$18,996,290		\$0.38393	\$1.58000 (7)	\$0.93290	\$0.64710	\$32,269,231	\$1,024,988					
2	Midtown																
	a. Original Zone	12/14/94	1995	30	\$157,081,540	\$1,420,424,000	\$0.43152	\$1.58000	\$0.81900	\$0.64000	\$499,363,148	\$5,700,309	\$10,868,939	\$ 1,199,999 (9)	\$77,770,000	\$1,264,166,000	\$231,851,087
	b. Annexed Zone	08/11/99	1999		\$53,518,920	\$209,799,640	\$0.43152	\$0.96000	\$0.64000	\$0.32000	\$89,484,897	\$171,687	\$994,263	\$0	\$6,000,000	\$164,525,000	\$36,716,324
3	Market Square																
	a. Original Zone	12/13/95	1995	30	\$22,231,380	\$86,201,140	\$0.63998	\$1.58000 (10)	\$0.64000	\$0.94000	\$64,681,922	\$1,190,697	\$3,394,290	N/A	N/A	\$63,350,000	\$34,000,000
	b. Annexed Zone	12/16/98	1998		\$186,236,320	\$584,944,310		\$1.58000 (10)	\$0.64000	\$0.94000	\$424,882,280	\$2,784,283	\$3,791,772	N/A	\$82,541,800	\$397,175,000	\$99,857,660
4	Village Enclaves																
	a. Original Zone	09/25/96	1996	20	\$1,055,050	\$75,600,000	N/A	\$1.38400	\$1.38400	\$0.00000	\$36,049,930	\$524,634	\$5,463,955	\$1,564,311 (8)	N/A	\$73,823,610	\$2,391,133
	b. Annexed Zone	05/07/97	1997		\$55,947,650	\$549,800,000	N/A	\$1.38400	\$1.38400	\$0.00000	\$221,115,624	\$2,346,676			N/A	\$488,792,970	\$45,957,500
5	Memorial-Heights	12/18/96	1996	20	\$26,633,950	\$156,617,264	until 2016 \$0.38393	\$1.58000	\$0.64000	\$0.94000	\$121,167,307	\$1,248,149	\$3,124,115	N/A	\$10,800,000	\$76,000,000	\$16,706,921
6	Eastside	01/15/97	1997	30	\$391,540,600	\$594,175,274	N/A	\$1.38400	\$1.38400	\$0.00000	\$244,736,839	\$0	\$0	N/A	N/A	\$103,000,000	\$72,410,692
7	OST/Almeda																
	a. Original Zone	05/07/97	1997	30	\$89,520,330	\$165,252,120	until 2017 \$0.38393	\$1.58000	\$0.96000 \$0.64000	until 2007 \$0.62000 from 2008 \$0.94000	\$144,254,230	\$1,351,174	\$3,817,221	N/A	\$14,117,000	\$83,270,220	\$17,931,370
	b. Annexed Zone	12/09/98	1998		\$87,871,980	\$150,101,620	\$0.38393	\$1.58000	\$0.96000 \$0.64000	until 2007 \$0.62000 from 2008 \$0.94000	\$164,222,616	\$1,187,220		N/A	\$12,143,400	\$73,951,000	\$10,852,310
8	Gulfgate																
	a. Original Zone	12/10/97	1997	30	\$9,728,120	\$79,444,172	until 2020 \$0.38393	\$1.58000	\$0.64000	\$0.94000	\$9,390,890	\$122,786	\$576,193	N/A	\$12,000,000	\$35,300,000	\$14,751,900
	b. Annexed Zone	07/07/99	1999		\$14,372,950	\$61,229,120		\$0.96000	\$0.64000	\$0.32000	\$31,188,610	\$328,579		N/A	\$3,823,400	\$49,310,790	\$10,800,000
9	South Post Oak	12/17/97	1997	25	\$13,580	\$61,558,600	until 2020 \$0.38393	\$1.58000	\$0.80600	\$0.77400	\$18,787,738	\$272,742	\$290,915	\$0 (14)	\$4,100,000	\$60,540,000	\$6,000,000
10	Lake Houston																
	a. Original Zone	12/17/97	1997	30	\$7,721,300	\$319,660,000	until 2006 \$0.19197	\$1.74000	\$0.21000	\$1.53000	\$164,332,639	\$3,096,760	\$4,385,278	N/A	\$60,000,000	\$206,080,000	\$32,325,000
	b. Annexed Zone	08/11/99	1999		\$1,237,780	\$299,177,000		\$0.86000	\$0.21000	\$0.65000	\$8,972,320	\$27,714	\$307,428	N/A		\$80,000,000	N/A

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		Approved by Council	Base Year													
11	Greater Greenspoint	08/26/98	1998	30	\$533,228,330	\$1,035,488,871	\$0.19197 (15)	\$0.86000 (11) \$0.86000 (11) \$0.11000 (11)	\$0.00000 \$0.30000 (12) \$0.00000	\$772,780,350	\$4,109,923	\$8,000,258	N/A	\$127,300,000	\$972,691,050	\$123,000,000
12	City Park	12/02/98	1998	30	\$2,491,350	\$33,072,948	N/A	\$1.58000	\$0.94000	\$22,715,710	\$94,210	\$95,286	N/A	\$7,996,400	\$35,264,980	\$5,774,938
13	Old Sixth Ward	12/22/98	1998	30	\$34,345,500	\$78,802,000	\$0.28795 (16)	\$1.58000	\$0.77400	\$71,592,749	\$474,032	\$742,649	\$163,834 (8)	\$4,426,700	\$24,600,000	\$5,106,000
14	Fourth Ward	06/09/99	1999	30	\$34,467,120	\$273,668,390	N/A	\$0.96000	\$0.32000	\$112,311,056	\$995,732	\$1,162,447	\$268,078 (8)	\$15,300,000	\$256,000,000	\$21,900,000
15	East Downtown	07/07/99	1999	30	\$32,192,750	\$189,853,710	N/A	\$0.96000	\$0.32000	\$62,859,123	\$51,988	\$88,674	N/A	\$13,201,600	\$158,800,000	\$71,336,349
16	Uptown	07/07/99	1999	30	\$1,911,338,660	\$4,132,484,824	N/A	\$0.96000	\$0.32000	\$2,228,035,142	\$4,613,169	\$8,995,051	\$7,361,855 (13)	\$129,377,300	\$1,128,000,000	\$235,000,000
17	Memorial City	07/21/99	1999	30	\$453,286,690	\$1,455,420,000	N/A	N/A	N/A	\$518,501,010	\$81,141	\$154,487	N/A	N/A	\$1,010,115,700	\$97,444,000
18	Fifth Ward	07/21/99	1999	30	\$23,592,290	\$57,685,060	N/A	\$0.96000	\$0.32000	\$25,144,877	\$40,385	\$54,909	N/A	\$2,952,500	\$36,600,000	\$6,880,000
19	Upper Kirby	07/21/99	1999	15	\$551,518,420	\$641,400,000	N/A	\$0.96000	\$0.32000	\$686,557,649	\$1,578,854	\$2,612,973	N/A	\$5,572,800	\$121,400,000	\$10,600,000
20	Southwest Houston	12/15/99	1999	30	\$766,246,620	\$1,021,054,323	N/A	N/A	N/A	\$1,018,457,255	\$1,251,080	\$1,688,397	N/A	N/A	\$264,600,000	\$10,150,000
					\$5,474,569,520	\$13,852,914,386				\$7,860,106,489	\$34,997,762	\$64,324,632	\$11,567,853	\$608,194,000	\$7,227,356,320	\$1,222,250,883

NOTES:

- (1) A Jurisdiction's participatory Tax Rate is applied to \$100 valuation.
- (2) ISD's set-aside amount for Educational facilities is based on a related participatory Tax Rate applied to \$100 valuation.
- (3) Tax Year 2002 Appraised Values are HCAD certified values effective August 2002.
- (4) This column reflects increment generated for Tax Year 2001, including set-asides for educational facilities. Tax Year 2002 increment has not yet been received.
- (5) This column reflects all tax increments generated through Tax Year 2001, including set-asides for educational facilities.
- (6) This column reflects cumulative amounts through Tax Year 2001, and includes Funds #872 (the City's general affordable housing fund), #162 (affordable revenues from the Uptown TIRZ, which include bond revenue and 1/3 increment revenue), and #98E (affordable revenues from the Midtown TIRZ, which include bond revenue and 1/3 increment revenue).
- (7) HISD Board approved participation in the TIRZ effective 1/1/96.
- (8) A petition TIRZ - 1/3 of its Tax Increment Reinvestment Revenue is set aside for affordable housing. Amount reflects total generated to-date.
- (9) Based on the Agreement with the Midtown Redevelopment Authority ("MRA"), MRA receives the 1/3 set-aside for low income housing. The MRA forwarded \$451,367 and \$748,632 in affordable housing revenues to the City for deposit in Fund #98E. This fund is administered by the Housing and Community Development Department.

- (10) A portion of HISD's tax increment equal to the greater of \$0.64 per \$100 valuation or \$410,000 per year for the Market Square's combined zones will be contributed to the TIRZ.
- (11) The Greenspoint TIRZ involves 2 school districts: Spring ISD at a tax rate of \$0.86 and Aldine ISD at a tax rate varying over time (from \$0.86 to \$0.56); and North Harris Montgomery Community College District at a tax rate of \$0.1198 for the life of the zone.
- (12) The \$0.30 set-aside is only for Aldine School District and will begin in year 6 (2005).
- (13) Based on the Agreement with the Uptown Redevelopment Authority (URA), URA receives the 1/3 set-aside for low income housing. URA has forwarded bond proceeds to the City for affordable housing, pursuant to their tri-party agreement, in the following amounts: \$3,737,710 (April '01), \$644,172 (October '01), and \$2,979,973 (May '02). This fund (Fund #162) is administered by the Housing and Community Development Department.
- (14) Based on the Agreement with the South Post Oak Redevelopment Authority ("RA"), RA receives the 1/3 set-aside for low income housing.
- (15) Per the County interlocal agreement, the County will remit 50% of their increment to the TIRZ, up to \$15,000,000.
- (16) Per the County interlocal agreement, the County will remit 75% of their increment to the TIRZ, up to \$1,065,000.